

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
AUGUST 17, 2005**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Board members present were Charles Lapp, Kim Fleming, Don Hines, Gene Dziza (arrived at 6:10) Frank DeKort, and Kathy Robertson. Tim Calaway, Cal Scott and Jeff Larsen had excused absences. Peggy Goodrich, Traci Sears-Tull and Jeff Harris represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 15 people in the audience.

**PUBLIC
REVIEW**

Hines reviewed the public hearing process for the public.

**PRELIMINARY
PLAT/SPRING
CREEK
ESTATES**

A request by Curtis Runia for Preliminary Plat approval of Spring Creek Estates, a three (3) lot single-family residential subdivision on approximately 14.445 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located at 1493 Helena Flats Road.

STAFF REPORT

Traci Sears-Tull reviewed Staff Report FPP-05-39 for the Board.

MOTION

Dziza made a motion seconded by Robertson to adopt Staff Report FPP-05-39 as findings of fact and recommended approval of the Master Plan Amendments Checklist to the County Commissioners.

**MOTION TO
ADD
CONDITION #15**

Fleming made a motion seconded by Robertson to add Condition #15 to state, "The Developer shall dedicate a fifteen (15)-foot bike/walk easement along the northern boundaries of all three lots adjacent to the right-of-way of Helena Flats Road." [Section 3.11, FCSR]

ROLL CALL

On a roll call vote the motion to add Condition #15 passed unanimously.

**MOTION TO
AMEND
CONDITION #10**

Robertson made a motion seconded by Fleming to amend Condition #10 to state, "The area along the creek is a critical bank stabilization area. Removal of vegetation from the 10 foot width portion of property that parallels the lines of Spring Creek **shall** not be allowed. Any alteration to this area **shall** go through Flathead County Floodplain Permit Process and the Flathead County Conservation 310 Permit Process. [Agency Comment]

ROLL CALL

On a roll call vote to amend Condition #10 passed unanimously.

**ROLL CALL ON
ORIGINAL
MOTION AS**

On a roll call vote the original motion as amended passed unanimously.

AMENDED

PRELIMINARY PLAT/SWAN VIEW RANCHES

A request by Paul Hill for Preliminary Plat approval of the Amended Plat of Lots 1, 2, and 3 of Swan View Ranches, a seven (7) lot single-family residential subdivision on approximately 15.29 acres. All lots in the subdivision are proposed to have individual water and sewer systems. The property is located south of Hodgson Road off of Cowboy Way.

STAFF REPORT

Traci Sears-Tull reviewed Staff Report FPP-05-34 for the Board.

MOTION

Robertson made a motion seconded by DeKort to adopt Staff Report FPP-05-34 as findings of fact and recommended approval to the County Commissioners.

MOTION TO AMEND CONDITION #4

Fleming made a motion seconded by Dziza to amend Condition #4 to state, "A Variance to the road length limitation in Table 3 of Section 3.9 of the Flathead county Subdivision Regulations shall be granted by the Flathead County commissioners for the internal subdivision road. [Section 7.1, Flathead county Subdivision Regulations.]

ROLL CALL

On a roll call vote the motion to amend Condition #4 passed unanimously.

MOTION TO AMEND PAGE 4 OF STAFF REPORT

Fleming made a motion seconded by Dziza to amend page 4, third paragraph, last sentence of Staff Report FPP-05-34 to state, "This results in a cash-in-lieu payment of \$11,250.00."

ROLL CALL

On a roll call vote the motion to amend page 4 of Staff Report FPP-05-34 passed unanimously.

MOTION TO AMEND PAGE 1 OF STAFF REPORT

Fleming made a motion seconded by Dziza to amend page 1, Maximum lot size, of Staff Report FPP-05-34 to state, "Maximum lot size: 2.9 acres."

ROLL CALL

On a roll call vote the motion to amend page 1, Maximum lot size, of Staff Report FPP-05-34 passed unanimously.

MOTION TO ADD CONDITION #15

Fleming made a motion seconded by Robertson to add Condition #15 to state "The applicant shall obtain and submit with the their application a land appraisal from three separate real estate appraisers"

ROLL CALL

On a roll call vote the motion to add Condition #15 failed on a vote of 2-5 with Robertson, DeKort, Dziza, and Lapp dissenting.

ROLL CALL ON THE ORIGINAL

On a roll call vote the original motion as amended passed unanimously.

**MOTION AS
AMENDED**

**ZONE CHANGE/
MARY STEVENS** A Zone Change request in the Evergreen Zoning District by Mary Stevens, from R-1 (Suburban Residential) to R-2 (One-family Limited Residential). The property is located at 102 West Reserve and 113 Ardell Drive, and contains approximately 1.37 acres.

STAFF REPORT Peggy Goodrich reviewed Staff Report FZC-05-16 for the Board.

MOTION Robertson made a motion seconded by DeKort to adopt Staff Report FZC-05-16 as findings of fact and recommend approval to the County Commissioners.

ROLL CALL On a roll call vote the motion passed unanimously.

**ZONE CHANGE/
OTT** A Zone Change request in the West Side Zoning District by James and Sandra Ott from SAG-10 (Suburban Agricultural, 10 acres) to SAG-5 (Suburban Agricultural, 5 acres). The property is located at 420 West Springcreek Road, and contains approximately 10.604 acres.

STAFF REPORT Peggy Goodrich reviewed Staff Report FZC-05-15 for the Board.

MOTION Dziza made a motion seconded by Robertson to adopt Staff Report FCZ-05-15 as findings of fact and recommended approval to the County Commissioners.

ROLL CALL On a roll call vote the motion passed unanimously.

**ZONE CHANGE/
COTTONWOOD** A Zone Change request in the Evergreen Zoning District by Cottonwood Estates, LLC from SAG-10 (Suburban Agricultural) to R-3 (One-family Limited Residential). The property is located off of Helena Flats Road and contains approximately 38.631 acres.

STAFF REPORT Peggy Goodrich reviewed Staff Report FZC-05-17 for the Board.

MOTION Lapp made a motion seconded by Robertson to adopt Staff Report FCZ-05-17 as findings of fact and recommended approval to the County Commissioners.

ROLL CALL On a roll call vote the motion passed unanimously.

**PRELIMINARY
PLAT/COTTON
WOOD** A request by Cottonwood Estates, LLC, for Preliminary Plat Approval of Cottonwood Estates, a Ninety-one (91) lot single-family residential subdivision on approximately 38.63 acres. All the lots in the subdivision are proposed to use public water and sewer systems. The property is located in the Evergreen Zoning District.

STAFF REPORT Peggy Goodrich reviewed Staff Report FPP-05-42 for the Board.

MOTION Lapp made a motion seconded by Dziza to adopt Staff Report FPP-05-42 as findings of fact and recommended approval to the County Commissioners.

MOTION TO AMEND CONDITION #6 Lapp made a motion seconded by Robertson to amend Condition 36 to state, "Public sewer services shall be provided to the subdivision lots by the Evergreen Sewer District, the City of Kalispell, ***or an approved Level II Treatment System.*** This agreement must be in place prior to the final plat approval."

ROLL CALL On a roll call vote the motion passed unanimously.

MOTION TO ADD CONDITION #24 Lapp made a motion seconded by Robertson to add condition #24 to state, "***If a Level II Treatment System is used, dry lines shall be placed for future connection to a municipal treatment system.***"

ROLL CALL On a roll call vote the motion to add Condition #24 passed unanimously.

ROLL CALL/ ORIGINAL MOTION AS AMENDED On a roll call vote the original motion as amended passed unanimously.

NEW BUSINESS None.

OLD BUSINESS None.

ADJOURNMENT The meeting was adjourned at approximately 9:30 p.m. on a motion by Robertson seconded by Dziza. The next meeting will be held at 6:00 p.m. on August 17, 2005.

Don Hines, President

Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: ____/____/05